

From: Garen Yegparian
To: [Jose Gonzalez](#)
Subject: Re: 732 and 755 S Spring
Date: Tuesday, April 04, 2017 7:04:41 AM

Good Morning Jose.

The parts of your question have different answers.

Parking is generally excluded by the county, or, at least listed separately. If you have a specific parcel in mind, I could check it for you.

In the case of atria, when they're open air, I'm fairly certain they're excluded. If they're enclosed, then one level/story would be assessed.

Garen

On Mon, Apr 3, 2017 at 6:43 PM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Garen

I have a follow-up question.

Our current Management Plan defines Building Square Footage as gross building square footage as determined by the outside measurements of a building.

Do you know whether the Building Square Footage provided on the LA County's Assessor's Website excludes above-ground parking and atria sqft?

Jose

From: Garen Yegparian [mailto:garen.yegparian@lacity.org]
Sent: Monday, April 03, 2017 4:12 PM
To: Jose Gonzalez <jose@fashiondistrict.org>
Subject: Re: 732 and 755 S Spring

Apologies, Jose, you're right about the occupancy numbers, I should have noticed the A2

repeated.

I'm glad it was otherwise helpful.

G

On Mon, Apr 3, 2017 at 3:26 PM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Garen

Thanks for double-checking the footage numbers.

This is very helpful.

I did not add 255 (for 928 S Broadway) and 658 (for 732 S Spring) because these number appear to refer to maximum occupancy number of persons – am I reading this correctly?

From: Garen Yegparian [mailto:garen.yegparian@lacity.org]

Sent: Monday, April 03, 2017 2:49 PM

To: Jose Gonzalez <jose@fashiondistrict.org>

Subject: Re: 732 and 755 S Spring

Hello Jose,

Below are the numbers I get, note the parking, some of it above ground, which coupled with the other factors I mentioned in my previous email (setbacks, atria, irregular shapes) could easily account for the apparent discrepancy.

See the project descriptions on page 1 of the permits (#8) for the parking information I noted above.

Also, I'm guessing you didn't notice the A2 on the BPs for the 928 Broadway & 732

Spring parcels, hence the difference in our numbers.

	assessable sf	pkg sf	
928 S Broadway-	515,611	402,212	2 above ground + 4 basement
755 S Spring-	286,835	253,808	5 stories + 4 subterranean
732 S Spring-	284,288	218,283	2 above ground, 3 subterranean

I hope this helps.

Garen

On Wed, Mar 29, 2017 at 9:27 PM, Jose Gonzalez <jose@fashiondistrict.org> wrote:

Hi Dennis and Garen

We are also trying to figure out the correct building footage for these 2 buildings currently under construction.

Based on the attached building permits, these are the building sf's I come with.

732 S Spring = 286,177 sf

755 S Spring = 284,288 sf

Both buildings are supposed to be 24 stories per the permits.

When I multiply the lot size by the number of stories, I get sf's that are much larger than the sf's per the building permits.

Can you please check whether I am missing something?

Thank you

Jose Gonzalez

Finance Manager

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